



DNRC Timber Appraiser



Appraisal Name	Lower Woodward
Appraisal Type	Sale
Area Office	NWLO
Date	8/11/2020

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$27.24	\$142.49	Harvest Unit	328 Acres
FI Fee	\$5.68	\$29.70	Net Conversion	5.23 Tons/Mbf
			NWLO	\$29.70 /Mbf
			SWLO	\$24.25 /Mbf
			CLO	\$9.15 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$525,432			
Estimated Sale Volume	19,289	Tons		
Total FI Payment	\$109,562			
5% Down Payment	\$26,272			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2020- 2nd Qtr	Minimum Value
Ponderosa pine			\$439.41	\$0.00
Douglas-fir	606	16.2	\$491.09	\$86,349.23
Western larch	1,837	19.0	\$491.09	\$261,755.00
Lodgepole pine	156	10.8	\$406.45	\$22,228.51
White fir	330	11.2	\$408.29	\$47,021.86
White pine			\$575.68	\$0.00
White wood/other	65	11.3	\$406.45	\$9,261.88
Red cedar	697	16.3	\$1,126.47	\$99,315.86
Blue stained			\$344.84	\$0.00
Dead/dry			\$271.56	\$0.00
Total	3,692	14.8	\$598	\$525,932.35

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$100,229.00 Total	Tractor Yarding	1000 Feet	95
Maintenance Costs	\$13,535.00 Total	Other Yarding	Feet	
Slash Costs	\$24,000.00 Total	Skyline Yarding	800 Feet	5
		Unpaved Haul	8.0 Miles	
		Paved Haul	45.0 Miles	